

LOT 12 IN OR 2035/1962
CHESTER FOREST UNR &
PT OF TRACT A (S-2)

ELLERKER FRANK & ELLEN
96893 BLACKROCK ROAD
YULEE, FL 32097

2023

43-3N-28-5098-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	175,580
FGR	473	55	260	29,433
FOP	35	30	10	1,132
FOP	324	30	97	10,981
FUS	294	100	294	33,282
FUS	475	100	475	53,772

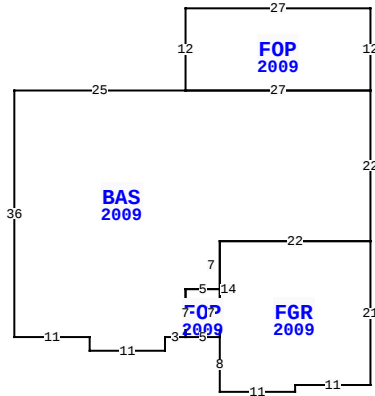
TOTALS	3,152		2,687	304,179
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,524.00	SF	4.00	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0510	GARAGE WD-	0 100	24	14	336.00	SF	35.00	
5	0462	ST/AL FNC	0 100	16	0	64.00	SF	20.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-1	0.00	0.00	0.59

REVIEW DATE	02/06/2019	BY	KWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,687	101.4144	120.43	323,595	2009	2009	0	0	6.00	94.00
1 SNGL FAM - 100% - 2017 Heated Area: 2320 HX Base Yr 2017											



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/20/2023
INC DATE			AG DATE	MLU

96893 BLACKROCK RD, YULEE

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
2	0812	CONCRETE C	0 100	0	0	1,524.00	SF	4.00	4.00	100	2009	2009	3	91	5,547	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
4	0510	GARAGE WD-	0 100	24	14	336.00	SF	35.00	35.00	100	2010	2010	3	64	7,526	
5	0462	ST/AL FNC	0 100	16	0	64.00	SF	20.00	20.00	100	2012	2012	3	71	909	

TOTAL OB/XF									
20,562									

Total Acres:	0.59	Total Land Value:	70,800	Market:	0	Agricultural:	0	Common:	70,800
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,179	
TOTAL MARKET OB/XF VALUE		20,562	
TOTAL LAND VALUE - MARKET		70,800	
TOTAL MARKET VALUE		395,541	
SOH/AGL Deduction		184,899	
ASSESSED VALUE		210,642	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		160,642	
TOTAL JUST VALUE		395,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19218	CO ISSUED	0	01/27/2009
M13212	MECH OTHER	0	08/01/2007
B19218	NEW CONSTR	180,444	12/01/2006
E18538	ELEC OTHER	0	12/01/2006
R09973	REPAIR/RRF	1,000	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2035/1962	3/23/2016	WD U	I	11	
GRANTOR: KIDD ROBERT L & TINA					
GRANTEE: ELLERKER FRANK & EL					
2035/1942	3/23/2016	WD U	V	37	
GRANTOR: KIDD ROBERT L & TINA					
GRANTEE: ELLERKER FRANK & EL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2009] W27 S12 BAS=[YR=2009] W25 S36 E11 S2 E11 N2 E3 FOP=[YR=2009] E5 FGR=[YR=2009] S8 E11 N1 E11 N21 W22 S14 \$ N7 W5 S7 \$ N7 E22 N22 W27\$ E27 N12 \$ PTR=E30 FUS=[YR=2017] E25 S7 E15 S5 FUS=[YR=2009] E10 S21 W14 N21 E4\$ W15 S4 W25 N16\$ W30 \$.									